



Home of the Tualatin River National Wildlife Refuge

NOTICE OF APPEAL TYPES III & IV

TAX LOT: 600
MAP NO: 2S128C000600
CASE NO: LU 2021-012 SP/CUP/VAR
Sherwood Commerce Center

TO: Sherwood City Council

APPEAL BY: Bruce Polley
(Appellant's Name)

ON FILE # LU 2021-012 SP/CUP/CAR at 21600 SW Oregon Street/Tax Lot 600
(address/tax lot number)

The undersigned in the above-entitled matter does hereby appeal from that certain decision of the Planning Commission rendered on the 22nd day of February, 2022, upon the following grounds: *(Please provide on a separate sheet the reasons why you think the Appeal Authority should render a different decision than that rendered by the Hearing Authority).*


Appellant

Date Signed: 3-7, 2022

PO Box 1489, Sherwood, OR 97140
Address

503 880-0827
Phone No.

To be filled out by City Staff

Received by: Enke Palmer, Planning Manager Date: 3-7-2022
(authorized Staff member)

* Fee: 6,840.75

Receipt No.: 512150

* See City of Sherwood current Fee Schedule, located at www.ci.sherwood.or.us. Click on City Government/Departments/Finance.

APPEAL.
Persons who are a party to the decision and who have a basis for an appeal based on an issue that has been raised, are eligible to appeal this decision not more than 14 days after the date on which the action took place. For the applicant, the 14 days are counted from the date the decision was mailed.

Polley Appeal of LU 2021-012 SP/CUP/VAR

Grounds for Appeal to City Council

1. The application does not comply with SDC 16.82.020.C.3 in that the proposal is not consistent with the goals and policies related to safe transportation facilities. Mr. Polley testified before the Planning Commission that the proposed intersection of the future Tonquin Court and SW Oregon Street will eventually require streetlights and it is not a safe location for such a transportation facility.
2. The application does not satisfy SDC 16.82.020.C.4 in that the proposal will generate significant negative impacts on Mr. Polley's property that deprive him of the development potential he has now. Mr. Polley testified regarding the impacts at the Planning Commission hearings.
3. The application does not satisfy SDC 16.106.030 in that the applicant's future street plan/connectivity map fails to demonstrate how the local streets within the Tonquin Employment Area can be extended to provide appropriate connectivity to properties west of the application site.